

1 Glenfield Avenue

COWDENBEATH, FIFE, KY4 9EN



Wonderful three-bedroom home on a large corner plot



01383 660 570



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to offer to the market this superb, three-bedroom, detached house with the added bonus of a conservatory, situated within a popular residential area. Room dimensions are generous and the split-level accommodation has been arranged to offer a high level of flexibility and individuality. The property has been well maintained by the current owners and offers comfortable accommodation, it would make for a fantastic family home.

THE LOUNGE



Once inside, you will be greeted with a first-class specification. In more detail, the accommodation comprises; a hallway entrance with access to all apartments on this level. The immediately impressive lounge with a large picture window with an open outlook to the front aspect, flooding the room with natural light. Access is gained from here into the dining area with wooden floors through the dining area, which has ample space for a table and six chairs for more formal dining with friends and family. A set of French doors open onto the conservatory which overlooks the rear garden. This area is sure to become the 'hub' of the home and the perfect place to unwind.

THE DINING ROOM



THE CONSERVATORY



THE KITCHEN & UTILITY



The kitchen has been fitted to include a good range of floor and wall-mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from integrated appliances such as oven, hob and extractor hood. Space is provided for a free-standing fridge freezer, washing machine and tumble dryer.





The upper level comprises a useful storage cupboard and three well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes. All bedrooms have a range of furniture configurations and are very adaptable to suit the needs of the new owner. A contemporary partially tiled three-piece family bathroom completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2

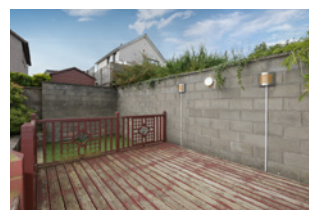


BEDROOM 3



There are well-tended front and rear gardens. To the front of the property, there is a well-maintained private garden and a driveway providing off-road parking for up to four vehicles. There is also a double external garage that has lighting and electricity. The rear garden is fully enclosed and provides a safe environment for children. The high specifications of this family home also benefit from double glazing and gas central heating throughout.

EXTERNALS



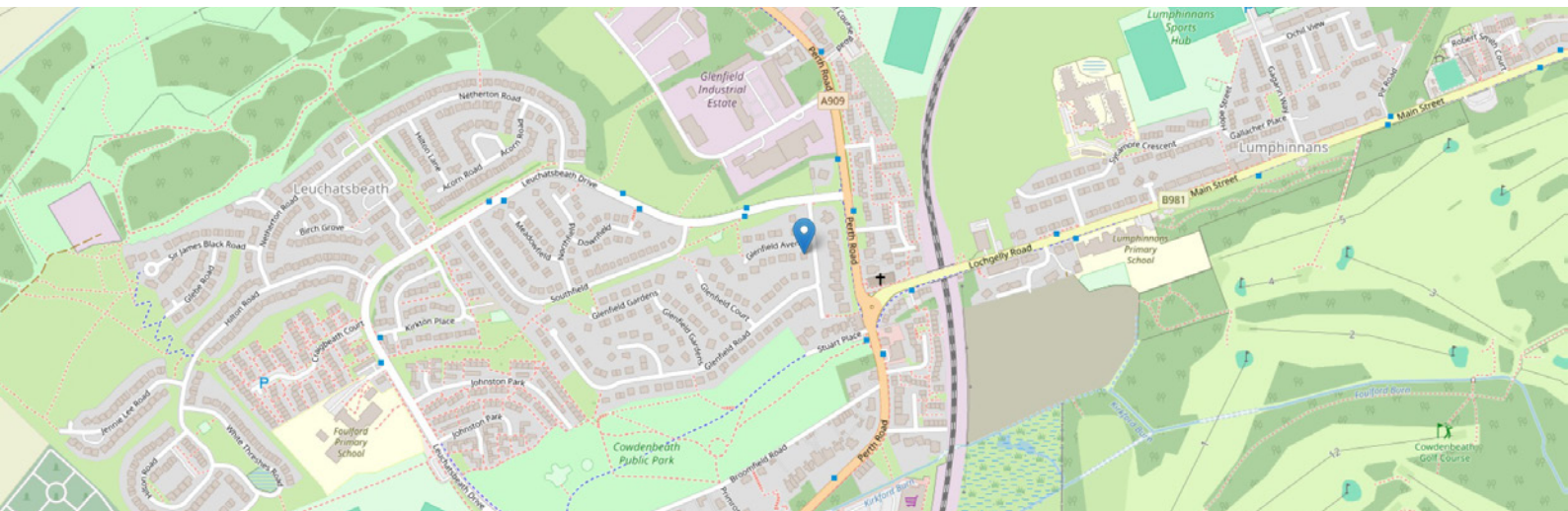
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 131m²

EPC Rating: D



THE LOCATION

Cowdenbeath lies in south-western Fife, It is some 5 miles north-east of Dunfermline and 18 miles north of the capital, Edinburgh. Cowdenbeath has its own railway station situated just off the High Street and is on the Fife Circle Line with a half-hourly service to Edinburgh. The nearby Halbeath Park and Ride allows for onward travel to Edinburgh, Edinburgh Airport, and Glasgow.





There are three primary schools in the town and Cowdenbeath is also served by one secondary school, Beath High School, where Ian Rankin, the author of the Inspector Rebus novels attended. Ian Rankin is just one of a number of notable people from the Town. The town offers a medical practice, library, and post office along with a good variety of shops. Cowdenbeath Leisure Centre is located next to Central Park in the centre of the town and has a swimming pool, gym, indoor sports facilities and three all-weather pitches for tennis or football. A small skatepark is situated outside the leisure centre. There are a number of playing fields situated around the town. The western perimeter of Cowdenbeath merges into the neighbouring village of Hill of Beath and is bound by the natural landscape of the gentle slopes of the hill itself, and by Loch Fitty. The proximity of the M90 motorway to the south of Cowdenbeath, and to the east to a lesser extent also serves to define its lower boundary. The northern boundary of Cowdenbeath is characterised by a rural landscape, which merges into the Lochore Meadows Country Park, a very picturesque area that provides leisure and recreational outdoor amenities.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01383 660 570
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAY STEIN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.